



## Minutes of the Molalla City Council Meeting

Molalla Adult Community Center  
315 Kennel Ave., Molalla, OR 97038  
August 11, 2021

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### CALL TO ORDER

The Molalla City Council Meeting of August 11, 2021 was called to order by Mayor Scott Keyser at 7:00pm.

### COUNCIL ATTENDANCE

Present: Mayor Scott Keyser, Council President Leota Childress, Councilor Elizabeth Klein, Councilor Terry Shankle, Councilor Jody Newland, Councilor Crystal Robles, Councilor Steve Deller.

### STAFF IN ATTENDANCE

Dan Huff, City Manager; Mac Corthell, Planning Director; Christie Teets, City Recorder.

### PRESENTATIONS, PROCLAMATIONS, CEREMONIES

#### A. Parks Community Program Committee (CPC) Applicants

Parks CPC applicants were Betty Martin, Doug Eaglebear, Nicole Jung, Rick Deaton, LyndaAnn Kransberger, Ronda Lee, Rae Botsford, Emily Garland, and Tina Teel. Each applicant had a chance to speak to Council about their interest in the Parks CPC.

By a raise of hand vote, Council selected LyndaAnn Kransberger, Ronda Lee, Nicole Jung, Tina Teel and Doug Eaglebear. Council thanked all applicants and encouraged them to stay involved.

Planning Director Corthell let community members know that there will be another opportunity to volunteer coming soon through the Beautification & Culture CPC.

### PUBLIC COMMENT

**Lynne Harrington, Molalla resident**, has a letter from the City about Land Use changes and has questions about it. Planning Director Corthell explained that this item had been removed from the agenda for this meeting, as City staff needs more time to work on it. Ms. Harrington also shared her concerns about CHTC being allowed to be in business again.

**Patricia Torsen, Molalla resident**, feels that the citizens should not have a sewer rate increase while the City is purchasing new equipment for Public Works. City Manager Huff explained that the sewer rate increase was announced in December, that would take into effect in July 2021. Mr. Huff also explained that the new street sweeper purchase came from ARPA funds, and was not paid for out of the general fund.

**Danny Rauda, Molalla resident**, submitted a letter to Council regarding dogs running loose. He would like to know how this problem can be resolved.

### APPROVAL OF THE AGENDA

The agenda was approved as presented.

### CONSENT AGENDA

- A. Meeting Minutes – July 28, 2021
- B. Resolution No. 2021-22: Transferring Jurisdictional Authority of a Section of S. Ona Way to the City of Molalla
- C. 2018-2023 Capital Improvement Plan
- D. Shops WWTP Waterline Contract Award

*A motion was made by Councilor Newland to approve the Consent Agenda, seconded by Councilor Robles. Vote passed 6-0, with Mayor Keyser, Council President Childress, Councilor Klein, Councilor Shankle, Councilor Newland and Councilor Robles voting Aye. Councilor Deller abstained from voting.*



## PUBLIC HEARINGS

### A. Ordinance No. 2021-10: Amending Molalla Municipal Code Section 17-2.3.090 Dwellings in Commercial and Industrial Zones

Staff Report was presented by Planning Director Corthell. Mr. Corthell shared that at the present time, Molalla Municipal Code allows multifamily development in Commercial zones, but does not require a commercial element except in the C1 zone along Hwy 211. There is currently a shortage of Commercial land within the Urban Growth Boundary, and unregulated development of exclusively residential use on existing Commercial lands exacerbates that shortage.

Mayor Keyser opened the Public Hearing at 7:46pm. Two audience members were present to speak on Ordinance No. 2021-10.

**Zach Pelz, AKS Engineering**, opposes the passing of Ordinance No. 2021-10. Mr. Pelz and AKS Engineering feel that there is a higher need for multifamily homes in Molalla than Commercial use areas.

**Doug Eaglebear, Molalla resident**, is in favor of passing Ordinance No. 2021-10. Mr. Eaglebear feels that a mixed use of multifamily and commercial use areas offers Molalla more flexibility. He stated that having the extra commercial space would help provide more opportunity, revenue, and employment.

Mayor Keyser closed the Public Hearing at 7:54pm.

[For the complete video account of the Public Hearing for Ordinance No. 2021-10, please go to YouTube “Molalla City Council Meetings -August 11, 2021” minutes 43:01 – 54:20](#)

## ORDINANCES AND RESOLUTIONS

### A. Ordinance No. 2021-10: Amending Molalla Municipal Code Section 17-2.3.090 Dwellings in Commercial and Industrial Zones

Mayor Keyser made a motion to table this Ordinance so that he and Council could review the email provided by Mr. Pelz with AKS Engineering.

City Manager Huff explained to Council that the ratio of Residential Land Use vs. Commercial Land Use for the town of Molalla began changing after the fall of the timber industry. He also explained the need for Commercial Land Use in Molalla, as it will provide jobs and other opportunities. He requested that if Council table this Ordinance, that Council tell Staff specifically what they would like to discuss at the next meeting, so Staff is fully prepared.

Councilor Newland asked what the drawback would be to tabling the Ordinance. Mr. Corthell explained that once the Ordinance was noticed, applications began to come in. This means that the City would lose commercial land to residential building.

Mayor Keyser reminded Council that a motion to table had been made. There was no second, therefore the motion died.

*A motion was made by Councilor Klein for the First Reading of Ordinance No. 2021-10 by title only, seconded by Councilor Newland. Ordinance passage failed with a 5-1-1 vote as follows: Voting Aye – Councilor Robles, Councilor Newland, Councilor Shankle, Council President Childress, Councilor Klein. Voting Nay – Mayor Keyser. Abstaining: Councilor Deller. The Second Reading of Ordinance No. 2021-10 will take place at the August 25, 2021 meeting.*

[For the complete video account of the Ordinance No. 2021-10, please go to YouTube “Molalla City Council Meetings – August 11, 2021” minutes 54:20 – 1:12:58](#)

## GENERAL BUSINESS

### A. American Rescue Plan Act – Introduction



Mr. Huff gave a brief introduction to Council regarding the American Rescue Plan Act. This is one-time money that comes from the Federal government that is designed to help cities recover from the pandemic. Mr. Huff explained that a spreadsheet with needs/costs will be presented at the next meeting.

B. Adult Center/Molalla Civic Center – Discussion (Huff)

Mr. Huff stated that the City has been notified by the Molalla Adult Community Center, that they will be moving their resources to the Foothills Community Church Molalla Campus. Mr. Huff stated to Council and the community that rumors about the City asking the Adult Center to leave the building are untrue. The City did not ask the Adult Center to move, the Adult Center informed the City of its new location.

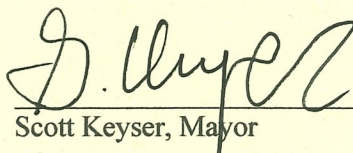
**STAFF, MAYOR, AND COUNCIL REPORTS**

- Planning Director Corthell shared the monthly Planning Department report. This report is available on the City website, under Supporting Documents of this meeting.
- City Recorder Teets had nothing to report.
- City Manager Huff had nothing to report.
  
- Councilor Deller announced that an MRSD Board Meeting will take place on August 12, 2021.
- Councilor Robles shared that MYS is in desperate need of Soccer Coaches. If someone has interest, please contact Molalla Youth Sports.
- Councilor Newland joined the Wildfire Preparedness Group with Clackamas County.
- Councilor Shankle had nothing to report.
- Council President Childress had nothing to report.
- Councilor Klein thanked community members for doing their part in conserving water. She also announced that she will not be available to attend the meeting on August 25, 2021.
- Mayor Keyser encouraged people to stay cool and keep hydrated during the upcoming heat wave. He also notified people that Governor Brown has reinstated masks for indoors, however the city of Molalla would not be policing people.

For the complete video account of the City Council Meeting, please go to YouTube  
“Molalla City Council Meetings -August 11, 2021”

**ADJOURN**

Mayor Keyser adjourned the meeting at 8:32pm.

  
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Scott Keyser, Mayor

8-25-2021  
\_\_\_\_\_  
Date

ATTEST:

  
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Christie Teets, City Recorder